

Hedy M. Cirrincione
427 Flower Ave. E
Watertown, NY 13601
May 22, 2012

Watertown City Engineering Department
245 Washington Street
Watertown, NY 13601

Honorable Mayor Jeffrey Graham:
Watertown City Council:

Please accept this proposal for a zone change for the properties located at 108 and 112 Flower Ave. E., Watertown, NY 13601 from Residence C to Neighborhood Business. The current usage under Residence C of 108 and 112 Flower Ave E. includes single and multi-family dwellings. Rezoning of these 2 properties adjacent to recently rezoned Washington St. properties would provide an increased necessary shared parking area for a proposed retail store at 703 Washington St., and residents of 703 Washington St., and residents of 108 and 112 Flower Ave. E.

After meeting with code Enforcement, it was determined the most suitable location for the previously proposed uniform shop, "Scrubs" should be at 703 Washington St. This location could be renovated to meet building code requirements for a retail store. Unfortunately, this property has a parking shortage.

The projected use for the proposed rezoned Neighborhood Business property at 108 and 112 Flower Ave E. includes preservation of the 2 residences maintaining the properties on the tax rolls but would include demolition of the old garage behind the residence at 112 Flower Ave. E., damaged fences between the properties, clearing small scrub trees, saplings and removal of debris to provide a shared parking area for a planned retail store at 703 Washington Street and additional residential parking for the 4 units at 703 Washington St., 108 Flower Ave. E., and 112 Flower Ave. E. The area behind the residences would be cleaned up and made more useful and attractive. Residents of 112 Flower Ave E. would no longer be "blocked in" by neighbors at 114 or 116 sharing their driveway.

Encroachment and parking: The proposed zone change does not include a large vacant lot or the property at 116 Flower Ave. E., whereby, maintaining a large buffer between the Neighborhood Business expansion and residential property of 124 Flower Ave. E. and 120 Flower Ave. E.

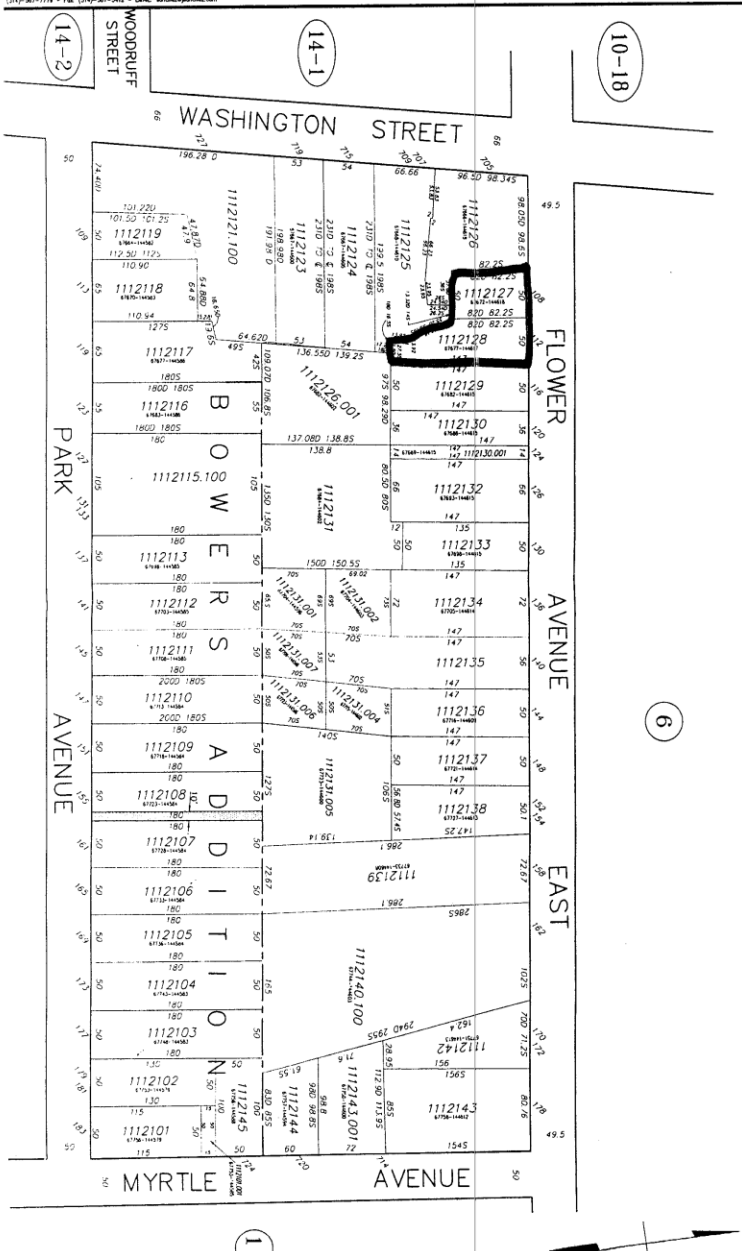
The residences at 108 and 112 will remain and are currently occupied. Residents at 108 have 3 vehicles and will benefit from an expanded shared parking area because they have a parking shortage which will be worse during winter months. Shared driveways and ice build-up on the roofs also presents a serious hazard in both narrow driveways.

Shared expanded parking is necessary for the proposed store at 703 Washington St. and residents of 108 and 112 Flower Ave. E., will have necessary additional parking and safety benefits by reducing the risks of injuries and property damage from falling ice and pedestrian blind spots in shared driveways.

Thank you for your consideration of this proposal. You may reach me at 315-778-8482 or via email hedy.m.cirrincione@hotmail.com.

Respectfully submitted,


Hedy M. Cirrincione
Property Owner / Applicant



DEPARTMENT OF ASSESSMENT AND TAXATION
CITY OF WASHINGTON, D.C.

DEPARTMENT OF FINANCING
CITY OF WASHINGTON, D.C.

SCHEDULE A

All That Tract or parcel of Land situate in the City of Watertown, County of Jefferson further described as follows:

BEGINNING at an iron pipe found in the southerly margin of Flower Avenue East, said iron pipe is situate S. 82°-35' E., along the southerly street margin of Flower Avenue East, a distance of 97.88 feet from the intersection of the southerly street margin of Flower Avenue East and the easterly street margin of Washington Street'

THENCE S. 82°35' E. along the southerly street margin of Flower Avenue East a distance of 50.00 feet to an iron pipe found;

THENCE S. 7°-25' W. a distance of 82.05 feet to an iron pipe found;

THENCE N. 83°2'-35' W. a distance of 50.00 feet to an iron pipe found;

THENCE N. 7°-25' E. a distance of 82.05 feet to the point of beginning.

CONTAINING 0.094 acres of land more or less.

SUBJECT to all rights or restrictions of record.

It being the intent to describe the parcel of land at 108 Flower Avenue East, Watertown, New York.

Being the same premises conveyed by Mitzi R. Marcelletta to Stephen Anthony Cirrincione by deed dated June 10, 2008 and recorded in the Jefferson County Clerk's Office on the 14th day of ~~October~~ 2008 as Instrument No. ~~2-003-16324~~

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows, to wit: Beginning at a point in the southerly margin of Flower Avenue East, formerly Munson Street; 100 feet westerly from the northwesterly corner of the lot conveyed by Lillis E. Sayles to Fred G. Klock by Deed dated September 22, 1890 and recorded in Jefferson County Clerk's Office October 15, 1890 in Liber 260 of Deeds at Page 537; thence westerly along the margin of said street 50 feet; thence southerly at right angles to the margin of said street 82 feet more or less to the northerly line of the residence lot formerly owned or occupied by George N. Sayles; thence easterly along the northerly line of said Sayles lot 25 feet more or less to a post in the northeast corner of said Sayles lot; thence southerly along the easterly line of said Sayles lot 64-1/2 feet to a corner thereof; thence easterly along the northerly line of said Sayles lot 16-1/2 feet to a corner thereof; thence in a straight line and parallel with the margin of said street 15 feet more or less to the southwesterly corner of a lot of land conveyed to George W. Kelly by John R. Wilson by Deed dated December 4, 1907 and recorded in Jefferson County Clerk's Office December 4, 1907 in Liber 325 of Deeds at Page 169; thence northerly along the westerly line of said Kelly lot 147 feet to the place of beginning.

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows: Beginning at a point in the southwest corner of a lot at 112 Flower Avenue East, said lot being (1937) now or formerly owned by David H. Wallace, and said point being about 82 feet southerly from the south side of Flower Avenue East, running easterly along the lot at 112 Flower Avenue East 24' 6"; thence southerly along the westerly line of said David H. Wallace's lot 50' 7"; thence turning an angle and thence northwesterly 55' 2" to the place of beginning, containing approximately 1238 square feet of land, more or less.

Being the same premises as conveyed by Alice M. Zaffery to Alice M. Zaffery Trust: Lydia F. Lloyd as Trustee pursuant to the terms of a Trust Agreement dated April 6, 1993 by Warranty Deed dated April 6, 1993 and recorded in the Jefferson County Clerk's Office on April 16, 1993 in Liber 1341 of Deeds at Page 111.

PROJECT I.D. Number

Appendix C

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <u>Hedy M. Cirrincione</u>	2. PROJECT NAME <u>Neighborhood business</u> <u>Rezone 108+112 Flower Ave E.</u>
3. PROJECT LOCATION: Municipality <u>Watertown</u> County <u>Jefferson</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>108 Flower Ave E, Watertown</u> <u>112 Flower Ave E, Watertown</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Proposed rezoning of 2 parcels on Flower Ave E</u> <u>Adjacent to Washington St. Neighborhood business from Residential C</u> <u>to Neighborhood Business</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>.246</u> acres Ultimately <u>.246</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, describe briefly <u>currently Residence C</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input checked="" type="checkbox"/> Other Describe: <u>Neighborhood business</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>zoning approval received for a retail</u> <u>store at 703 Washington St.</u>	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Hedy M. Cirrincione</u>	Date: <u>5/22/12</u>
Signature: <u>Hedy M. Cirrincione</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER
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<input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If NO, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible). C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic agricultural, archeological, historic, or other natural or cultural resources, or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? <input type="checkbox"/> Yes <input type="checkbox"/> No	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)
_____ Date	